



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Cynthia Howk DATE: Dec., 1994
133 S. Fitzhugh St.

YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

IDENTIFICATION

Veeder - Kirk - Lewis House

1. BUILDING NAME(S):
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: _____
3. STREET LOCATION: 3460 Latta Road
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Craig T. Michaloski ADDRESS: (same) Rochester, NY 14612
6. USE: Original: farm/residence Present: farm/residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
Roof = asphalt shingles. Foundation = pargeted fieldstone; North wing - concrete block.
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☒
b. wood frame with light members ☐
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
(if known)
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This is certainly a 'red' rated house." P.Malo.

COLOR CODE

Red



14. THREATS TO BUILDING: a. none known ☐ b. zoning ☒ c. roads ☐
d. developers ☒ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☒-2 b. carriage house ☐ c. garage ☒
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐ other: cast iron well pump.
i. landscape features: mature deciduous trees; coniferous shrubs
j. other: orchards (to north), cultivated fields to east.
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☒ b. woodland ☒
c. scattered buildings ☒
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: orchards & fields to north & east of house.
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1830s - 1850s
- ARCHITECT: not determined
- BUILDER: probably Peter P. Veeder
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: agricultural: farm residence and outbuildings.

11c.

The present 1/1, double-hung window sash probably date from the early 20th century; original 19th-century sash would have been multiple panes of glass (usually 6/6 sash).

Contemporary brick chimney and metal windows awnings on the west elevation (mid-20th century?).

Contemporary one-story, frame, north wing (with kitchen, garage and glass-enclosed side porch) added to rear of house, (mid-20th century?).

The interior layout of the house was changed during a contemporary remodeling; walls have been moved and new rooms created, c. 1960s.

17. The Veeder-Kirk-Lewis House is located on a 6-acre parcel on the north side of Latta Road (State Road 18) in the northwest quadrant of the town. The house faces south. A driveway is located east of the house and leads to contributing frame garage (c. 1920s-40s), a contributing large frame barn/farm store (c. 1900-24) and a non-contributing small, gabled barn (c. 1960s-70s). To the east of the house is a large, paved parking lot for the Green Acre Farms store. To the west is a contemporary residence (c. 1980s). The house is surrounded on the east, north and west by approximately 80 acres of open farmland (orchards, berry patch, and woodland) previously associated with this property, but now owned by Green Acre Farms. To the south (and across the street) is a row of mostly post-World War II ranch houses and the Woodland Chase tract, a 1980s-90s housing development.

18. The Veeder-Kirk-Lewis House is a vernacular farmhouse consisting of a two-story, side-gabled, rectangular, main block with a front entrance porch; a one-and-one-half-story, shed-roofed "saltbox" extension on the north elevation of the main block; and a one-story, gable-roofed north (rear) wing. The main block sits atop a pargeted fieldstone foundation; the north wing sits atop a 20th-century concrete block foundation. The house is clad in narrow, wood clapboards with narrow cornerboards and cornice. Fenestration is regular with 1/1, double-hung, wood sash; two small, single-paned frieze windows are located on the facade, under the

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eaves. The windows retain their historic wood, louvered shutters.

The main rectangular block of the house is five-bays wide and three-bays deep. The front, center entrance features vernacular Greek Revival detailing: decorative pilasters flank the front door and a rectangular, four-pane transom window is located above the front door. The front entrance also has an Italianate-style, shed-roofed porch with chamfered posts and decorative brackets that appears to date from the c. 1870s-80s.

The east and west elevations of the main block are characterized by their "saltbox" style roof: a shed-roofed rear (north) addition was added onto the original gabled, main block (to create additional interior space).

The one-story north wing of the house appears to be a 20th-century addition, as it sits on a concrete block foundation. It is possible, however, that the wing may have been constructed in the 19th century and later renovated and placed on this contemporary foundation. A contemporary, glass-enclosed, entrance porch and overhead garage door are located on the east elevation.

This historic farmstead contains several contributing agricultural buildings. To the north of the house is an early 20th-century, hipped-roof garage with wood, shiplap siding. To the northeast of the house is a large gable-roofed barn (c. 1902-24). The barn is clad with narrow, vertical wood siding. This large barn has been remodeled and expanded for use as the Green Acres Farm store with a contemporary (c. 1970s-80s) gabled east wing and attached greenhouse. To the north of the barn/farm store is a contemporary, gable-roofed storage barn.

The house is enhanced by the presence of a number of mature maple trees in the yard. The historic well, topped by a cast iron hand pump, is located in the side yard, just east of the glass-enclosed porch.

20. The Veeder-Kirk-Lewis House is architecturally significant in the town of Greece as a distinctive example of an early 19th-century vernacular farmhouse with surviving agricultural outbuildings. It is historically significant

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for its association with the Peter Veeder family, early settlers in North Greece.

The house and setting on 8 acres retain a high degree of period integrity. Although the basic form is vernacular, the facade frieze windows are inspired by the Greek Revival style, while the decorative front porch, with chamfered posts, is of Italianate design. The front porch, c. 1870s-80s, is a later addition to this early 19th-century house. However, it is now part of the historic design and reflects the evolution of this farmhouse over its 150+ years.

The surviving agricultural buildings and open farmland add to the historic integrity of the setting. Historic agricultural structures are quickly vanishing from the town's landscape, victims of development, deterioration, abandonment, or fire. Those agricultural complexes which have survived, such as the the Veeder-Kirk-Lewis property, are rare and thus highly significant historic resources. This farmstead is an important visual reminder of the town's agricultural heritage.

According to an extensive newspaper article (by William Aeberli) detailing the history of this site, this property was originally purchased by Captain Peter P. Veeder in 1837. Veeder was a New England sea captain who immigrated to North Greece from Nantucket Island. The simple, saltbox styling is reminiscent of 18th- and 19th-century New England seaboard architecture. Historic saltbox houses in this area, however, are relatively uncommon.

With its simple, vernacular styling, the house is reminiscent of many early 19th-century farmhouses constructed in western New York. The small, frieze windows on the facade (under the eaves) are influenced by the Greek Revival style that was popular from the 1830s to the 1860s. With Capt. Veeder's 1837 purchase of this property, it is possible that this house was constructed shortly thereafter in the late 1830s or early 1840s.

Capt. Veeder died December 4, 1863 at the age of 83 and was laid to rest along side his wife in Parma-Union Cemetery. Dated December 8, 1863 in Surrogate's Court, his will describes the distribution of his property. The 100-acre farm was to be evenly divided between his oldest son, Charles A. Veeder of Nantucket, his daughter, Mary Ann Veeder Wybert

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of Buffalo, and granddaughter, Mary Johnson Burke of Michigan (she was the daughter of Ann Veeder Johnson).

All of his worldly possessions consisting of his personal estate, goods, animals, etc. were willed to his oldest son, Charles, his second son, David A. Veeder, his daughter Mary Wybert, and his granddaughter, Mary Burke. The court listings show that son, David owed his father a promissory note of \$705.84. Because of the note and David's personal tracts, it is believed that is the reason he did not share in the distribution of the land.

A closer inspection of the records shows that David A. Veeder purchased the land from his brother, sister and relatives. Although Peter Veeder willed his land to three people, there were four separate deeds filed in 1863 totaling \$5,625. Deed 1 - Charles A. Veeder; Deed 2 - Mary Wybert; Deed 3 - Mary M. Burke; Deed 4 - Peter W. Johnson and wife of Michigan acting as Executor and Executrix. Peter Johnson was a son of Amie Ann Veeder Johnson and brother of Mary Burke. The fourth deed was valued at \$1,250 dollars for one-sixth share of the property. From then on until his death, the farm consisting of four separate deeds was designated the David A. Veeder farm.

David Veeder had three children of his first marriage: Allen, David E., and Rachel. After his wife, Susan passed away in 1860, he married a twice-widowed woman who had one daughter. Catherine Flynn Veeder bore him one daughter in 1869 - her name was Jenny. Catherine Veeder died in 1892 and was buried in Paddy Hill Cemetery beside her church.

The 1872 county map shows this property as lot 29 with "D.A.Veeder" as owner and two buildings on the site. It is east of the North Greece hamlet.

David Veeder became ill a few years before his death and was cared for at his home by Milton Rowley, who lived on the farm and worked shares. He was married to Veeder's stepdaughter, Marion. The aging Veeder must have been especially fond his daughter, Jenny, who came into his life in later years after his other children were grown to adulthood; this is reflected in his will.

On July 13, 1893, after an extended illness, David A. Veeder died at the age of 81. His last will and testament dated in

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Surrogate's Court, November 6, 1893 stated that out of the proceeds from selling the farm, his daughter, Jenny Veeder Terry, acting as Executor, was to receive \$2,500. His son, Allen of Utica, LaSalle County, Illinois received \$1,200; his son David E. of Mitchell, Simpson County, Kansas received \$1,200; his daughter of his first marriage, Rachel Veeder Kirk received \$1,200 and a niece, Lillian A. Burke received \$200 - this totaled \$7,000. The will also stated that if the farm did not bring the amount bequeathed after sale, the heirs would have to agree to divide according to actual amount received in same relative proportion or percentage.

The farm was thus placed before public auction, but it was not until 4-1/2 years after David Veeder's death that debts, judgements and etc. were satisfied to enable daughter, Jenny and Own Flynn, acting as Executor/Executrix to sell the farm to Delos Kirk for \$5,461.20 on April 15, 1898.

The 1902 county map shows this as a 98-acre parcel owned by Delos Kirk; two buildings are located on the site (probably the house and the large gabled barn).

Delos Kirk held deed to the farm until 1909 when he sold the acreage to Frederic Lewis. At that time, Peter Hadlock and family were living at the old homestead and renting the land. The Hadlocks were well-known thrashers in North Greece and besides filling silos, cordwood was cut as an added service.

The 1924 county maps shows this property as a 96-acre parcel with "Fred Lewis" as owner. Two buildings are shown: the house and a large outbuilding to the northeast (the gabled barn). The 1930 suburban directory shows Mrs. Cora R. Lewis, widow of Fred at this address, as well as Howard J. Lewis, fruit grower.

Howard Lewis, son of Frederic, worked the acreage and specialized in fruit, the main crop in the North Greece and lakeshore area. In 1948, Lewis built a new home on the west corner of the property facing Latta Road and various area farmers worked the land.

The 1959 county map shows this property as a 96-acre parcel (1580' by 2706') with Smith Creek flowing through the middle (southwest to northeast). The house and hipped-roof garage are shown. To the northeast of the garage, a large, frame barn with three smaller wings is shown (present large barn).

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By 1968, the farm was sold to the Pearsons, Lewis retaining six acres of the tract for his own property and home. Today the old Veeder-Kirk-Lewis farm has become Green Acre Farm market. Dwarf fruit trees have been planted north of the stand and limited farming is conducted. Two of Lewis' daughters live in the contemporary homes to the west of the farmhouse. Green Acres Farm is owned, in part, by Lewis' son-in-law, Craig Michaloski.

With its New England "saltbox" design, the Veeder-Kirk-Lewis house today still reflects the origins of its original owner/builder, Nantucket Captain Peter P. Veeder and the early 19th-century agricultural heritage of North Greece.

21. See final report for bibliography; Greece Post article, "Captain Peter P. Veeder: The Nantucket Settler" by William Aeberli (undated); site visit and interview with Kathy Lewis Michaloski.

